

073.0

0001

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

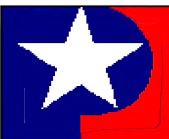
843,600 / 843,600

USE VALUE:

843,600 / 843,600

ASSESSED:

843,600 / 843,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		COLUMBIA RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: DRAKE JEREMY/ETAL	
Owner 2: FRUSCIONE ANTONELLA	
Owner 3:	
Street 1: 32 COLUMBIA ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .256 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 2549 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Adj Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 11148 Sq. Ft. Site 0 70. 0.68 12

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								46033
								GIS Ref
								GIS Ref
								Insp Date
								09/08/18

**PREVIOUS ASSESSMENT**

Parcel ID 073.0-0001-0011.A										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,500	0	11,148.	528,100	843,600		Year end	12/23/2021
2021	101	FV	304,900	0	11,148.	528,100	833,000		Year End Roll	12/10/2020
2020	101	FV	304,900	0	11,148.	528,100	833,000	833,000	Year End Roll	12/18/2019
2019	101	FV	255,100	0	11,148.	490,400	745,500	745,500	Year End Roll	1/3/2019
2018	101	FV	249,100	0	11,148.	490,400	739,500	739,500	Year End Roll	12/20/2017
2017	101	FV	249,100	0	11,148.	430,000	679,100	679,100	Year End Roll	1/3/2017
2016	101	FV	249,100	0	11,148.	392,300	641,400	641,400	Year End	1/4/2016
2015	101	FV	234,200	0	11,148.	347,000	581,200	581,200	Year End Roll	12/11/2014

**SALES INFORMATION**

TAX DISTRICT								PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
POLCARI GERALD/	26584-359		8/15/1996		242,210	No	No	Y		

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
3/26/2001	170	Alterati	12,000	C				FINISH 2ND FLOOR S	9/8/2018	Meas/Inspect	BS	Barbara S		
1/30/1997	81		20,000					REAR DORMER	12/17/2008	Meas/Inspect	163	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>											
Type:	5 - Cape		Full Bath:	1	Rating:	Average																	
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:	2	Rating:	Good																
Foundation:	1 - Concrete		A 3QBth:		Rating:																		
Frame:	1 - Wood		1/2 Bath:		Rating:																		
Prime Wall:	4 - Vinyl		A HBth:		Rating:																		
Sec Wall:			OthrFix:	1	Rating:	Good																	
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																				
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good																	
Color:	BLUE & BEIGE		A Kits:		Rating:																		
View / Desir:			Fpl:	1	Rating:	Good																	
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:															
Grade:	C - Average		<b>CONDOS INFORMATION</b>																				
Year Blt:	1949	Eff Yr Blt:							Location:														
Alt LUC:			Total Units:		Floor:																		
Jurisdct:	G4	Fact:							% Own:														
Const Mod:			Name:		<b>REMODELING</b>						<b>RES BREAKDOWN</b>												
Lump Sum Adj:									Exterior:	No Unit	RMS	BRS	FL										
<b>INTERIOR INFORMATION</b>						Interior:	1	7	4														
Avg Ht/FL:	STD		Functional:		Additions:																		
Prim Int Wal	2	- Plaster	Economic:		Kitchen:																		
Sec Int Wall:			Special:		Baths:																		
Partition:	T	- Typical	Override:		Plumbing:																		
Prim Floors:	3	- Hardwood	Total:	26.4 %	Electric:																		
Sec Floors:									Heating:														
Bsmnt Flr:	12	- Concrete							General:														
Subfloor:			<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>						<b>SUB AREA</b>								
Bsmnt Gar:			Basic \$ / SQ:	110.00	Rate	Parcel ID	Typ	Date	Sale Price				<b>SUB AREA DETAIL</b>										
Electric:	3	- Typical	Size Adj.:	1.17586756									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Insulation:	2	- Typical	Const Adj.:	0.99989998									FFL	First Floor	1,172	129.330	151,578	BMT	100	RRM	75	G	
Int vs Ext:	S		Adj \$ / SQ:	129.332									BMT	Basement	952	62.520	59,515						
Heat Fuel:	2	- Gas	Other Features:	101950									TQS	3/4 Story	663	129.330	85,747						
Heat Type:	3	- Forced H/W	Grade Factor:	1.00									WDK	Deck	312	9.200	2,872						
# Heat Sys:	1		NBHD Inf:	1.00000000									GAR	Garage	242	25.330	6,129						
% Heated:	100	% AC:	NBHD Mod:										ATC	Attic	162	129.330	20,913						
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00																		
% Com Wal			% Sprinkled	Adj Total:	428705	Juris. Factor:	1.00	Before Depr:	129.33														
			Depreciation:	113178	Special Features:	0	Val/Su Net:	90.07															
			Deprecated Total:	315527	Final Total:	315500	Val/Su SzAd	158.01															
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val															
Make:						Serial #:		Year:															
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 073-0-0001-0011.A										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:																						
	Total Special Features:																						
	Total:																						